













1. ENTRANCE ARCH
2. TAURUS A
3. TAURUS B
4. MAGNUS A
5. MAGNUS B
6. MAGNUS C

7. MAGNUS D
8. BASKET BALL COURT
9. CLAUDIUS - A
10. CONVENIENCE STORE /COFFEE SHOP
11. SKATING RING
12. KIDS POOL

13. ATRIUM A
14. ATRIUM B
15. ATRIUM C
16. CLUB HOUSE
17. SWIMMING POOL
18. POOL DECK

19. LANDSCAPED GARDENS
WITH JOGGING TRACK
20. CHILDREN PLAY AREA
21. CLAUDIUS - B
22. AMPHITHEATER
23. TENNIS COURT
24. AUGUSTUS



1. Entrance Arch

2. Taurus

3. Claudius - A

4. Magnus - A

5. Magnus - B

6. Magnus - C

7. Magnus - D

8. Atrium - A

9. Atrium - B

10. Atrium - C

11. Clubhouse

12. Swimming Pool

13. Kids' Play Area

14. Claudius - B

15. Agustus

16. Children's Play Area

17. Open Air Amphitheater

18. Skating Rink

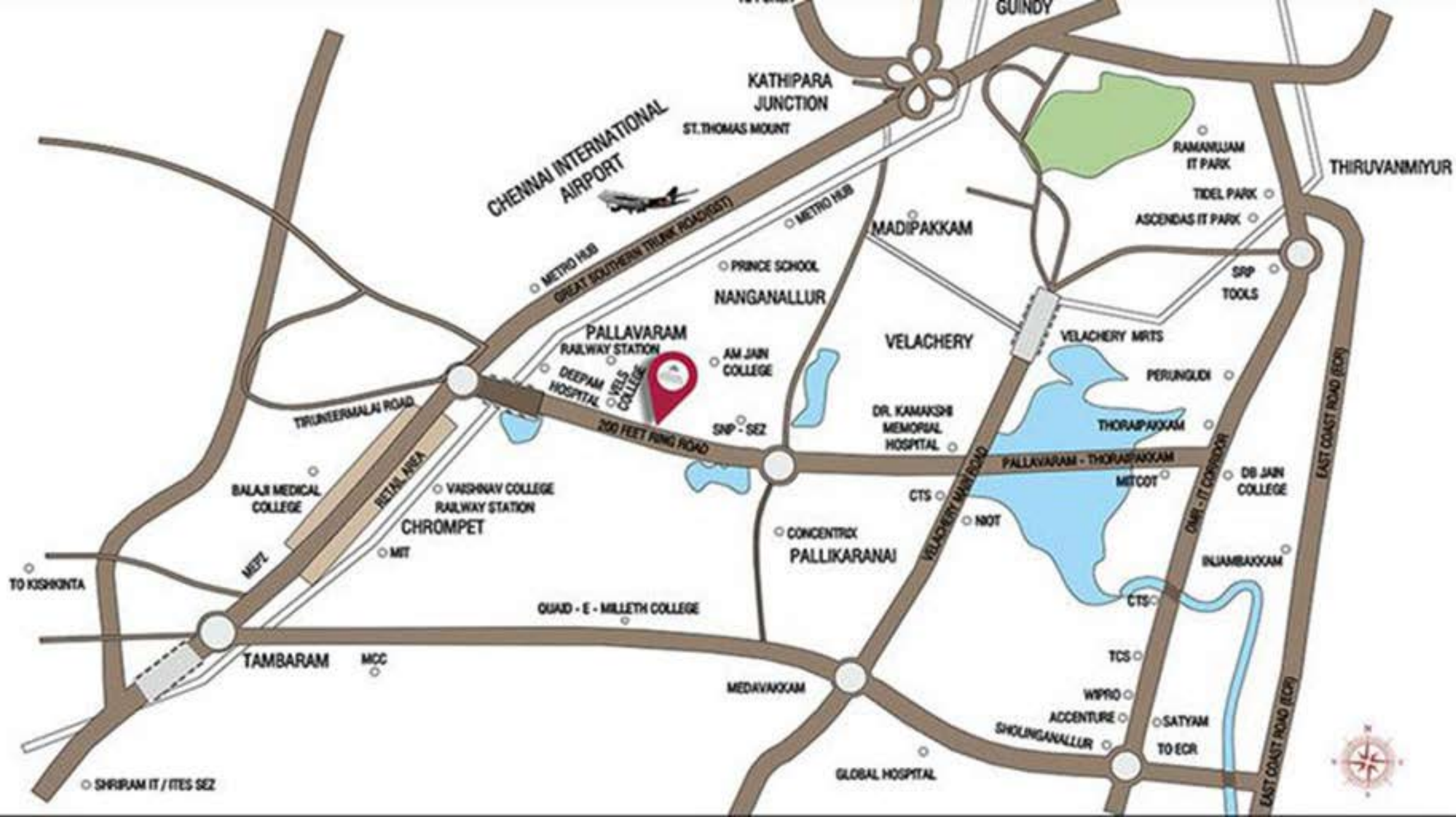
19. Basketball Court

20. Tennis Court

21. Volleyball Court

22. Cricket Practice Pitch

23. Jogging Track



ATRIUM A - BLOCK PLAN



AUGUSTUS(EWS) - BLOCK PLAN



CLADIUS A - BLOCK PLAN



MAGNUS A - BLOCK PLAN



MAGNUS B - BLOCK PLAN



MAGNUS C - BLOCK PLAN



[illegible]

SPECIAL OFFER PRICE LIST- JANUARY 2017 ALLIANCE GALLERIA RESIDENCES - CHENNAI

PARTICULARS		Junia	Lily		Cicilia		Flavia		Cassia			
		1 BHK	2 BHK compact	2 BHK compact	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
SUPER BUILT-UP AREA(SFT)		618	656	669	1121	1139	1344	1364	1538	1624	1652	1704
RATE PER SFT		5995	5995	5995	5995	5995	5995	5995	5995	5995	5995	5995
SPECIAL OFFER PRICE		5250	5250	5250	5250	5250	5250	5250	5250	5250	5250	5250
Cost of the apartment		3244500	3444000	3512250	5885250	5979750	7056000	7161000	8074500	8526000	8673000	8946000
Car park Charges		150000	150000	150000	150000	150000	300000	300000	300000	300000	300000	300000
Club membership fee		200000	200000	200000	200000	200000	200000	200000	200000	200000	200000	200000
BASIC COST(A)		3594500	3794000	3862250	6235250	6329750	7556000	7661000	8574500	9026000	9173000	9446000
Payment Schedule												
Booking advance		200000	200000	200000	200000	200000	300000	300000	300000	300000	300000	300000
On signing the Agreement within 15 days from date of booking (Less Booking Advance)	20%	518900	558800	572450	1047050	1065950	1211200	1232200	1414900	1505200	1534600	1589200
Within 30 days from date of Agreement (PDC)	20%	718900	758800	772450	1247050	1265950	1511200	1532200	1714900	1805200	1834600	1889200
On completion of Foundation of respective block	15%	539175	569100	579338	935288	949463	1133400	1149150	1286175	1353900	1375950	1416900
On completion of 3rd floor roof slab	7%	251615	265580	270358	436468	443083	528920	536270	600215	631820	642110	661220
On completion of 6th floor roof slab	7%	251615	265580	270358	436468	443083	528920	536270	600215	631820	642110	661220
On completion of 9th floor roof slab	7%	251615	265580	270358	436468	443083	528920	536270	600215	631820	642110	661220
On completion of 12th floor roof slab	7%	251615	265580	270358	436468	443083	528920	536270	600215	631820	642110	661220
On completion of respective block external painting	7%	251615	265580	270358	436468	443083	528920	536270	600215	631820	642110	661220
On Handover / Possession of apartment	10%	359450	379400	386225	623525	632975	755600	766100	857450	902600	917300	944600
		3594500	3794000	3862250	6235250	6329750	7556000	7661000	8574500	9026000	9173000	9446000
OTHER CHARGES												
Maintenance fee @ Rs.2.5/sft on SBA payable at a time for 12 months in advance on possession		18540	19680	20070	33630	34170	40320	40920	46140	48720	49560	51120
Corpus Fund @ Rs.50/sft		30900	32800	33450	56050	56950	67200	68200	76900	81200	82600	85200
Piped Gas charges		30000	30000	30000	30000	30000	30000	30000	30000	30000	30000	30000
TNEB & Water Charges @ Rs. 175/sft (Rs 87.5/sft each)		108150	114800	117075	196175	199325	235200	238700	269150	284200	289100	298200
Basic amenities and Infrastructure charges (Back up power, STP, WTP etc) @ Rs.175/sft		108150	114800	117075	196175	199325	235200	238700	269150	284200	289100	298200
TOTAL (COST B)		295740	312080	317670	512030	519770	607920	616520	691340	728320	740360	762720
TOTAL COST (A+B)		3890240	4106080	4179920	6747280	6849520	8163920	8277520	9265840	9754320	9913360	10208720

Upgrade to upper floors - Floor rise charges @ Rs.30/sft for every floor from 4th residential floor onwards

Premium charges :

Pool & Club house facing - Rs.200/sft

Corner flat - Rs.300/sft

VAT @ 4% extra

Service tax, Registration, Stamp duty, Patta/transfer charges are to be paid at actuals

Legal & Documentation Charges - Rs 40000

Additional car park shall be allotted by us @ extra cost subject to availability @ Rs.5lacs per car park

For 1 BHK and 2 BHK units the car park allotted is open car park only

The cheque/DD to be drawn in favour of M/s Alliance Business Parks Private Ltd